

**165 Old Korumburra Rd, Leongatha, VIC, 3953**



**House For Sale**

Saturday, 30 November 2024

165 Old Korumburra Rd, Leongatha, VIC, 3953

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**

## Charming Country Living on the Edge of Leongatha

Escape to your own piece of rural tranquility with this delightful property set on 2.47 acres (1HA), offering the perfect balance of country living and town convenience. Located just 2.5 km from Leongatha's vibrant town CBD, you'll enjoy the peaceful surrounds while still being close to all essential amenities.

### Key Features:

- **Location:** Enjoy the best of both worlds with bitumen road frontage, just a short walk or bike ride to town. Perfect for teenagers to get to town independently. Situated opposite the renowned Fleet Wines—a charming family-run winery with a cellar door, where you can enjoy wine with friends just steps from home.
- **The Home:** A well-maintained Hardiplank home featuring 3 spacious bedrooms and 2 bathrooms. The home captures stunning elevated rural views from its west-facing rooms and verandah. The open plan living area includes a wood fire for cozy winters and reverse cycle air-conditioning for year-round comfort.
- **Rumpus/Teen Retreat:** At one end of the house, you'll find a rumpus room that can serve as a teenagers retreat, kids' playroom, or multipurpose space—perfect for family flexibility.
- **Kitchen & Bedrooms:** The functional kitchen includes laminate bench tops, a gas LPG cooktop, electric wall oven, dishwasher, and great pantry space. All 3 bedrooms offer rural views and ceiling fans, with the master bedroom featuring a walk-in robe and ensuite. Two additional bedrooms have built-in robes.
- **Bathrooms & Laundry:** The family bathroom includes a separate shower and bath, while the toilet is separate. There's also a separate laundry for added convenience.
- **Outdoor Living:** Enjoy the outdoors with a covered BBQ area, perfect for entertaining.
- **Shed & Carport:** A 3-bay lock-up shed with concrete floor, lights, and power offers ample space for storage or hobbies. An additional bay could easily be converted into a home office or gym, offering lovely rural views. A lean-to carport provides additional shelter for your vehicles.
- **Gardens & Grounds:** The property features established gardens, colorful flower beds, and mature trees, creating a peaceful and private setting. A small vegetable patch and fruit trees offer the opportunity to grow your own produce.
- **Land & Water:** There's a main paddock with a small animal shelter, dam, and excellent fencing. The property is well-suited for small-scale hobby farming or keeping animals.
- **Water Supply:** Two water tanks ensure reliable water supply for the property.

### Why You'll Love It:

This property offers a rare opportunity to enjoy small acreage living with all the conveniences of Leongatha town at your fingertips. Whether you're looking to create your own rural retreat, need space for the kids to roam, or want a manageable property with room to grow, this home ticks all the boxes.

Don't miss out—this is a must-see for buyers seeking a peaceful lifestyle with a strong connection to nature, yet close enough to enjoy all the benefits of the local community.

Contact us today to arrange an inspection!